

15/06/2021

REV.00

## Design Access Statement and Heritage Statement

22 Perrins Lane  
London  
NW3 1QY



### Introduction

This statement has been prepared in support of a request for Householder planning & listed building consent for renovation at 22 Perrins Lane, London NW3 1QY. The proposed works are;

- An infill extension including replacement of an existing rear extension glass roof with a new sliding pitched roof above the rear patio.
- Replacing the existing rear patio single door with a new hardwood timber double glazed French double door to match the original door style, design and material.
- Reconstruction of the WC (new fixtures) and the kitchen area at rear of the property on the ground floor. New shower room on the second floor.
- New SVP at the rear for new bathroom.
- Addition of an electronic pull-down staircase to access the loft area.

The proposal ensures that the owner will replicate, as closely as possible, the original features of the property and surrounding architecture to ensure that the nature and character of the property, street and surrounding dwellings is preserved.

The proposed scheme will have a positive contribution to the users of the building and to the surrounding areas whilst barely visible from the street. The proposed alterations integrate well within the context of the existing building and the neighbours with regards to scale and use of materials, thus greatly enhancing the use and appearance of the building and the character of the conservation area.

Please refer to the following documents submitted in conjunction with this document:

1. Existing & proposed planning drawings
2. Site photographs

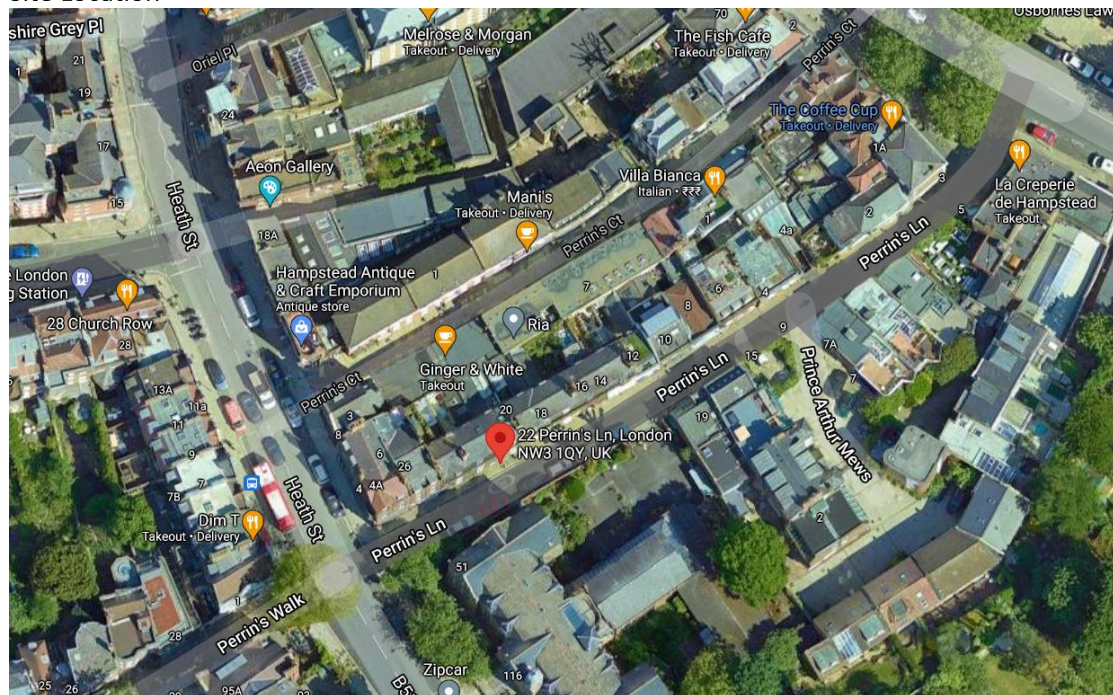
## Site and Context

22 Perrins Lane is located in the London Borough of Camden within the Hampstead Conservation area forming part of a Grade II listed terrace (14 to 26 even) on the north west side of the lane.

The terrace is of early 19th century cottages, in yellow stock brick over two storeys with attics and slated mansards roofs with dormers and tall brick chimney-stacks.

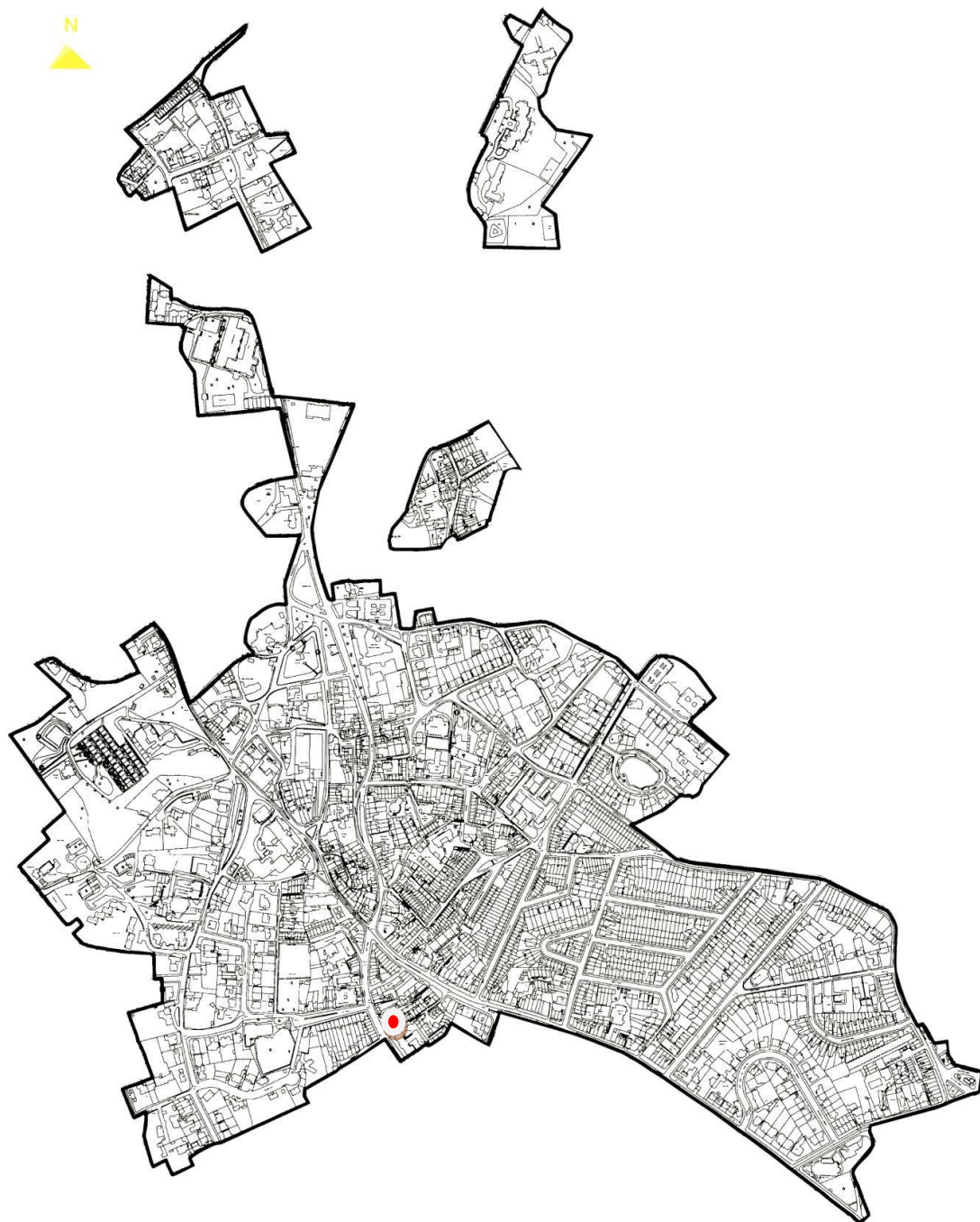
Perrins Lane is a predominantly residential road. The property is well served by most amenities including the Underground, bus routes, parks and neighbourhood shopping. All of these amenities are within convenient walking distance.

## Site Location





## Hampstead Conservation area Map



## Property Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1139053

Date first listed: 14-May-1974

Statutory Address: 14-26, PERRINS LANE

Terrace of 7 cottages. Early C19. Yellow stock brick, No.14 painted. Slated mansard roofs with dormers and tall brick chimney-stacks. 2 storeys and attics. 1 window each; No.26, 2 windows. Segmental arched openings. Doorways with panelled doors and 3-light overlights. Flush framed sashes. Parapets. No.18 with bracketed reproduction Windsor lamp. No.26 with fire insurance plaque between 1st floor windows. INTERIORS: not inspected.

Listing NGR: TQ2642885636

Perrin's Lane used to be the main route from the High Street to St John's Parish Church in Church Row and has a consistent two storey cottage character. The south side of the Lane was partly redeveloped for housing in the 1970s by L.Michaels, whilst the north side retains its historic buildings. No.8 is a terraced cottage dated 1746 (listed) and Nos.12-26 are early 19th century terraced cottages (listed). The King William IV public house (1830 - listed) marks the entrance to Perrin's Lane from the High Street.

The existing property is a terraced single-family dwelling over three storeys. The property is constructed from solid brickwork main walls, with glazed roof infill extension at the rear with an enclosed patio.

## Planning History

1. **Application: 2012/3558/L:** Replacement of existing timber door to front elevation.  
Decision: Granted
2. **Application: 2008/1183/L :** Alterations in association with the erection of single storey rear extension to single-family dwelling house.  
Decision: Granted
3. **Application: 2008/1182/P:** Erection of single storey rear extension to single-family dwelling house.  
Decision: Granted

## Planning Policy:

A brief summary follows, concerning the national and local policies relevant to this application, set out in the National Planning Policy Framework and Camden Council's Local Plan. Relevant policies have underpinned and informed the development proposals and a scheme design in full compliance with the policies stated has been developed.

### *National Policy Background*

This planning application is being made within the context of, and addressing the policies contained within, the recently revised National Planning Policy Framework (NPPF).. The policy sets out core planning principles. The following policies are relevant:

- Achieving sustainable development
- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Achieving well design places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Facilitating the sustainable use of minerals

### ***Relevant Local Policies***

The following Camden District Council Planning policy considerations are applicable to the proposal:

Saved policy D1 and D2 of the Design and Heritage section of the Camden Local Plan requires high quality design in all development, whilst respecting the local context and character, preserving the historic environment and heritage assets, whilst incorporating high quality landscape design that positively enhances the street's appearance and frontage.

### ***Supplementary Planning Guidance***

The following supplementary planning guidance has also been reflected upon in the proposals: Camden Planning Guidance: Design CPG1

'Extension, alterations & conservatories

The design guidance highlights that:

- Alterations should always take into account the character and design of the property and its surroundings.
- Windows, doors and materials should complement the existing building.
- Rear extensions should be secondary to the building being extended.

### **The Design - Rear glass sliding roof above existing infill extension and above patio:**

The proposal allows for extending the rear of the property to create the dining area connecting with rear patio. The removal of all internal walls of patio will allow to open up the space. The extension will be in the form of a covered sliding glazed roof to allow natural light to penetrate the rear of the house. The additional space will be used as an extended kitchen and dining room. The purpose of this proposal is to facilitate the enhancement of property to generate a comfortable family home, whilst maintaining the character of the building and surrounding area.

The courtyard will be covered by retractable glass roof with the shape matching the existing extension glass roof. The proposal is to create a larger kitchen/dining space. The existing wall will be opened, and a steel introduced within the depth of the floor construction.

The extension would be constructed by demolishing the existing rear glass pitched roof and internal patio walls to create a new glass sliding roof covering the rear patio. This will allow client to close the rear patio to use it as an internal space as well as open it to create an outdoor space.

New glazed obscured partition above the existing short party wall is proposed. The glazing above party wall will be completely obscured for better privacy.

Due to its lightweight materials and appearance, the glazed extension is not considered to be a dominant or obtrusive structure within its context.

At the outset, the aim was to work with the historic quality of the existing building. Material choices are refined, and the lighter framing design will make the extension more elegant, of a lighter appearance and more in keeping with the existing building.

Using highly efficient double glazed, or triple glazed units, these fully glazed structures can still provide a comfortable warm environment with a thermal performance to adhere to Building Regulations for extension spaces.

Overall, our client wishes to make a modest addition to the property in order to deliver a more pleasant living environment for its inhabitants while enhancing the character of the conservation area.

Proposed Second floor Ensuite – It is proposed to have a new shower room inside the second floor existing bedroom. Erection of an internal partition stud wall to separate the bedroom and bathroom in the existing `bedroom. One internal door to be added for ensuite.

### **Amenity**

Currently the rear patio is open to sky and has a very short party wall between neighbour no.20 and 22. Client has no privacy within their patio. Therefore, it is proposed to have an obscured glazed partition above the party wall connecting the new sliding roof above the rear patio. This will be an improvement to the current situation and will have no detrimental impact on the amenity of neighbouring occupiers. The proposal only relates to the rear of the property.

### **The Use**

This application does not propose a change in the use of the site. Taking into consideration the council's planning policies and analysis of the rear elevation scale and proportions, a scheme is proposed that maintains the principles of the existing host building elevation without any detrimental effect to the neighbouring properties and in fact proposing an enhancement of the character of the conservation area.

### **Appearance**

The lighter framing approach and glass material used to minimise the visual impact of the existing extension whilst minimizing the shadows to its surroundings. We propose building the new extension, out of glass, so as not to disturb the visual impact of the building. The new structure would be lightweight and with a minimal frame. Fully retractable roof above patio will be fitted to surrounding walls and structures.

### **Access**

Due to the nature of the proposal the existing access will not be affected in any way. Entrance into and out of the site will remain the same. The access arrangements will continue to be from the front of the site as existing.

### **Layout**

The existing Kitchen layout will be changed internally. Reconstruction of the WC (new fixtures) and the kitchen area at rear of the property on the ground floor is proposed. New shower room on the second floor is proposed.

### **Impact from street**

From Perrins Lane development will not be visible.

No changes proposed to the front elevation or front slope of the roof.

Original Perrins Lane Character unchanged.

### **Effect on public Routes**

All construction will be carried out inline with local councils requirements. There will be no effect on any routes.

### **Conclusion**

The proposed modest extension would be built to a high standard of materials. The extension has been designed to ensure that residents can enjoy natural light, whilst not interfering with the neighbouring amenity. The new proposal contributes positively in complementing the local character, whilst preserving and enhancing the historic environment and heritage assets of the conservation area.

The proposal is in line with Camden Council's guidelines and therefore is considered to preserve the amenities of the occupiers of the neighbouring properties and to enhance the character of the conservation area. The proposal will have no detrimental effect on any neighbouring properties, and no effect on Perrins Lane scene. So with all of this taken into account, we feel that this proposal is acceptable.

I look forward to hearing from you. In the meantime, should you require further information or explanation please contact us prior to making a decision.

Kind regards,

***Sanam Lakhi***

*Architectural Designer*



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## Site Photographs

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Site photographs of the property:



*Existing rear extension showing glass pitched roof*



*Existing pitched roof connection with neighbour's boundary wall*









Interior of existing extension:





**Ground floor internal areas:**

